



22 Barley Ridge Gardens, Priory Road
£395,000

 **NEWTON FALLOWELL**

22 Barley Ridge Gardens

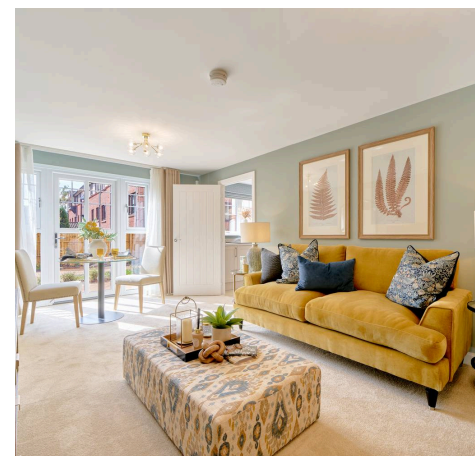
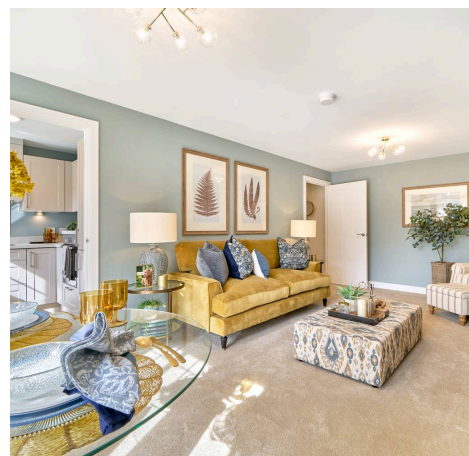
Priory Road, Stamford

Apartment 22 – Two Bedroom First Floor Retirement Apartment | Over 60s Apartment 22 is a well-proportioned two-bedroom retirement apartment located on the first floor of the popular Barley Ridge Gardens development in Stamford. Built by the award-winning McCarthy Stone, this modern scheme has been thoughtfully designed to offer comfortable, low-maintenance living in a friendly and secure environment.

Council Tax band: TBD

Tenure: Leasehold

- Two-bedroom first floor retirement apartment for the over 60s
- South-west facing aspect with plenty of natural light
- Situated within the Barley Ridge Gardens development by McCarthy Stone
- Close to Stamford town centre, shops, cafés and amenities
- Energy-efficient, low-maintenance design with safety features
- Residents' communal lounge and landscaped gardens
- On-site House Manager and 24-hour emergency call system





Living Room

17' 2" x 11' 10" (5.23m x 3.61m)

Kitchen

8' 1" x 7' 6" (2.46m x 2.29m)

Bedroom One

17' 2" x 9' 7" (5.23m x 2.92m)

En-suite

9' 1" x 7' 3" (2.77m x 2.21m)

Bedroom Two

13' 2" x 9' 11" (4.01m x 3.02m)

Shower Room

7' 3" x 5' 7" (2.21m x 1.70m)

Ask about our smooth move

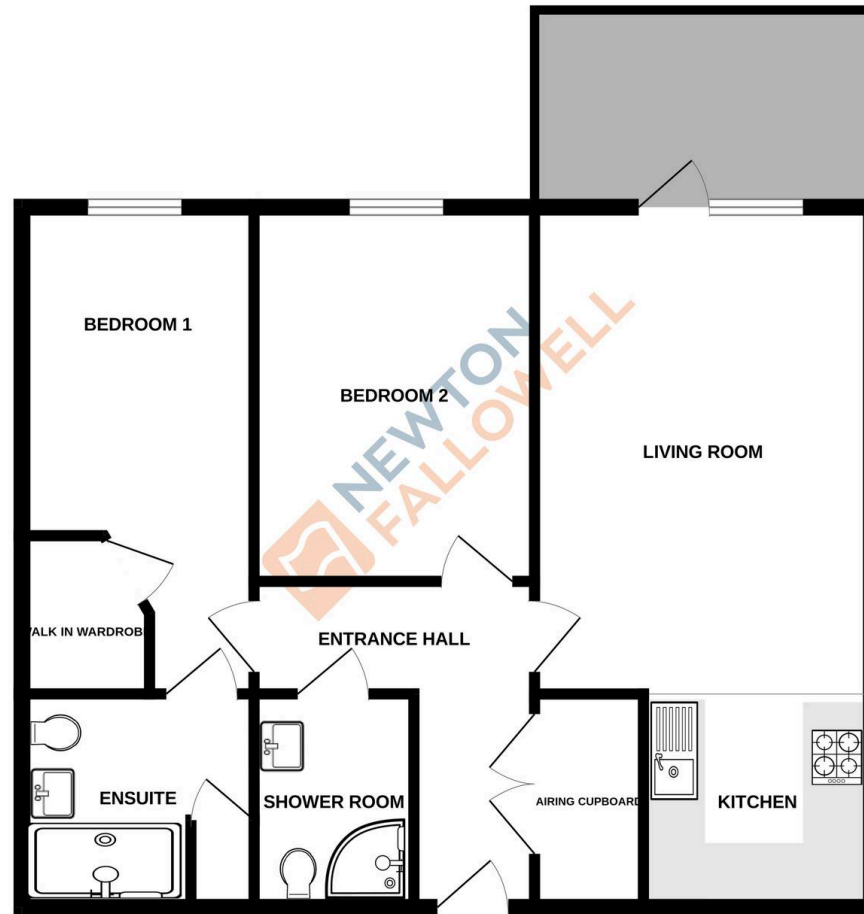
To make your move even easier, McCarthy & Stone offers a Smooth Move package, including a free specialist removals service, £2,500 towards estate agent fees, and £1,000 towards legal costs when using their recommended partners. Help with settling in, everything is designed to take the stress out of moving into your new home at Barley Ridge Gardens. Terms and conditions apply

Agent Note

Lease hold property with an Approximate service charge £332pm



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Stamford

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